

**Amended Amendment to 3**  
**Council Bill No. 09 - 2010**

BY: Greg Fox  
Courtney Watson

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**Amended Amendment No. 3**

*(This amendment provides that if a Developer Rights and Responsibilities Agreement containing provisions for preservation of land for agriculture, density, road access, preservation and restoration of historic core, donation of parkland and alternatives to address wastewater and related impacts amongst others is not in effect within a specified time period that the General Plan Amendment extending the Planned Service Area to the property is deemed null and void.)*

1 On page 2, in line 3, strike “to be R-ED” and substitute “to result in a density that is equal  
2 to or less than the density allowed in R-ED zoning”.

3  
4 On page 3, in line 13 after “I ” insert “A Developer Rights and Responsibilities  
5 Agreement is not executed within ~~180~~ 215 days from the effective date of this Act with  
6 terms and conditions including, but not limited to, provisions for:

7 ~~(a) the agricultural preservation of approximately 500 acres of the Property;~~

8 ~~(b) the recordation of covenants of at least 90 acres preventing the further~~

9 ~~subdivision of the historic core that includes the manor house and historic~~  
10 ~~outbuildings;~~

11 ~~(c) residential development to be restricted to approximately 221 acres on the~~

12 ~~eastern-most portion of the Property;~~

13 ~~(d) a maximum of 325 single-family detached homes;~~

14 ~~(a) the agricultural preservation of a majority of the Property;~~

15 ~~(b) the permanent preservation of historic structures on the property, including the~~  
16 ~~manor house and historic outbuildings;~~

17 ~~(c) residential development, limited in both the number of units and the number of~~  
18 ~~acres to be developed;~~

19

1 (ed) a methodology and / or commitment to honor Council Resolution 43-1989's  
2 termination of Burnside Drive,  
3 (fe) the donation of at least 34 acres of land to Howard County for park land to  
4 expand Kiwanis-Wallis Park,  
5 (g) a methodology to evaluate alternatives to assure TMDL sewer impacts from  
6 the development will be addressed by way of off site treatment, pretreatment or  
7 funding of fair share contribution to sewer system as directed by County and  
8 that selected solution addresses and considers odor, transportation of sludge,  
9 capital costs, and operating costs to existing residents and the County, and  
10 (gf) a methodology to evaluate alternatives to assure wastewater treatment is  
11 provided to minimize increases in flow and the nutrient concentration in flow  
12 sent to the Little Patuxent WRP, and that the selected solution addresses and  
13 considers the impact on County residents and the County with respect to odor,  
14 transportation of sludge, capital costs, and operating costs, or funding of a  
15 fair share contribution for sewage treatment and disposal for systemic  
16 reduction of flow and nutrient concentration as directed by the County,  
17 (h) a plan for the utilization of a portion of funds from the residential development  
18 to ensure the restoration and on-going maintenance to the historic core  
19 including the manor house and historic out buildings; or (2)".  
20 (hg) ensuring funding for the restoration and ongoing maintenance to the manor  
21 house and historic outbuildings; or (2)".

22  
23 Also on page 3, strike line 13 through 14, and substitute:

24 "The Property is not rezoned to result in a density that is equal to or less than the density  
25 allowed in R-ED zoning within 1 year from the effective date of this Act."

26  
27 Also on Page 3, in line 15, strike "2" and substitute "(3)".